

**Zoning Docket from April 17<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-023	Mark Robert Jones for George Anne Jones and Mark Robert Jones 823 & 825 S Old Fairview Road 0577010101702 & 0577010101703 R-R3, Rural Residential District to AG, Agricultural Preservation District	26	Approval	Approval 4/26/23	Approval 5/1/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 17<sup>th</sup>, 2023 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Purchased the farm in 2015</li> <li>• Planting different fruit trees</li> <li>• Conduct classes on how to live a more rural lifestyle</li> <li>• Would like to have more agritourism events that cannot be achieved with the current zoning designation</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: N/A</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject properties consist of approximately 47.75 acres.</li> <li>• The subject properties are part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural and Floodplain</i>.</li> <li>• S. Old Fairview Road is a two lane State-maintained residential road. The parcel has approximately 371 feet of frontage along Watson Road. The parcels are approximately .32 miles south of the intersection of McKelvey Road and S. Old Fairview Road. The property is not along a bus route and there are no sidewalks in the area.</li> <li>• Floodplain is present on both parcels. There are no known historic or cultural resources on the site. Fork Shoals Elementary is located within a mile of the parcels.</li> <li>• The applicant is requesting to rezone the property to AG, Agricultural Preservation District. The applicant is proposing Agritourism.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-R3, Rural Residential District, is located along S. Old Fairview Road, a two lane State-maintained residential road. Staff is of the opinion that a successful rezoning to AG, Agricultural Preservation District, would keep with the character of the surrounding area and would not have an adverse impact on the area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to AG, Agricultural Preservation District.</p>					